



# WAREHAM

Town Council

Town Hall  
East Street  
Wareham  
Dorset  
BH20 4NS

20 October 2022

To: All Members of the Planning and Transport Committee

**YOU ARE HEREBY SUMMONED TO ATTEND** a meeting of the **PLANNING AND TRANSPORT COMMITTEE** to be held on **WEDNESDAY 26 October 2022** in the Council Chamber, Town Hall, East Street, Wareham at **7.00pm** for the purpose of transacting the business set out in the agenda below.

All Members of the Public are welcome to attend.

Nicola Gray  
Town Clerk

***Please contact the Town Council office on 01929 553006 if you need any further information on this Agenda.***

**Members of the Planning and Transport Committee:**

Councillor K Green (Chairman)  
Councillor D Budd  
Councillor B Dean  
Councillor R Schofield

Councillor Z Gover (Vice Chairman)  
Councillor D Cleaton  
Councillor M Humphries

Please note that Wareham Town Council is a Statutory Consultee for Planning Applications and as such does not make the final decision on any Application. The decisions and comments made by this Committee will be fed into the planning process and added to reports by Planning Officers. Dorset Council is the Planning Authority and will issue the final decision notice (Planning Determination) once their investigations into the application, consultation period and decision-making process have been completed.



**PLANNING AND  
TRANSPORT  
COMMITTEE MEETING**

**A G E N D A**

**26 October 2022**

**1. Apologies for absence**

To receive, and consider for acceptance, apologies for absence. (LGA1972 s85)

**2. Declarations of interest**

To declare any interests relating to the business of the meeting and receive any dispensation requests from the Clerk. (Localism Act 2011 s29-34)

**3. Public participation time**

An opportunity for members of the public to raise issues of concern or interest, ask a question or make a statement or present a petition or be part of a deputation. Public participation time will be conducted in accordance with the Council's 'Protocol for Public Participation Time' which is limited to 15 minutes, with no individual speaker exceeding a maximum of three minutes each. (LGA1972 s100)

**4. Confirmation of minutes of previous meeting held on 5 October 2022**

To confirm, as a correct record, the minutes of the previous meeting of the Committee (LGA1972 sch12).

**5. Matters arising from the minutes of the last meeting**

To consider any matters arising from the previous minutes of the Committee.

**6. Planning Applications**

Dorset Council is the local Planning Authority and consults Wareham Town Council on planning applications received for Wareham Town. To consider the following planning applications received:

**Application Number:** P/FUL/2022/04609  
**Location:** Wareham Riverboats, Abbots Quay, Wareham BH20 4LW  
**Proposal:** Replace storage kiosk. Retention and relocation of Bamford's Water Pump. Demolition of stone and concrete plinth

**Decision required by:** 20 October (extension until 28 agreed)

**Application Number:** P/ADV/2022/05807  
**Location:** 12 South St, Wareham BH20 4LT

**Proposal:** Display 2no. non-illuminated projecting signs and replacement of existing non-illuminated fascia sign

**Decision required by:** 25 October (extension until 28 agreed)

**7. Planning Decisions**

To note final outcomes of Wareham Town planning applications.

**8. Rights of Way survey**

To consider the next actions based on the attached reports.

**9. Speeding in St Martins Lane**

To discuss the issue raised by a resident regarding speeding.

**10. St Michaels Road Car Parking Survey**

To consider the results of the recent Car Parking Survey taken in St Michaels Road.

**11. Any other items the Chairman deems urgent**

For report, information or for the agenda at the next meeting of the Amenities Committee. Councils cannot lawfully decide items of business which are not specified in the summons/agenda (LGA1972 sch 12, paras 10(2)(b) and Longfield Parish Council v Wright (1918) 88 LJ Ch 119).

**12. Date of next meeting**

To note the date of the next meeting, which is scheduled for **Wednesday 16 November 2022 at 7.00pm.**



**Minutes of a meeting of the Planning and Transport Committee held on Wednesday 5 October 2022 in the Council Chamber, Town Hall, East Street, Wareham at 7.00pm.**

**Committee Members Present:** Councillors K Green (Chairman), D Budd, D Cleaton, B Dean, M Humphries

**Officers present:** N Gray, Town Clerk and RFO

**339. Apologies for absence**

Apologies for absence were received and accepted from Cllr Z Gover (Vice Chairman) for personal reasons.

**340. Declarations of interest**

There were no declarations of interest.

**341. Public participation time**

There was 1 member of the public present.

**342. Confirmation of the minutes of the previous meeting**

It was **RESOLVED** that the minutes of the meeting held on 24 August 2022 were approved and signed by the Chairman.

**343. Matters arising from the minutes of the previous meeting**

There were no matters arising from the minutes of the previous meeting.

**344. Planning Applications**

The following planning applications were received from Dorset Council, in its capacity as the local Planning Authority, for Wareham Town Council to consider:

**Application Number: P/FUL/2022/04563**

**Location:** Elmstead, Sandford Rd, Wareham BH20 4DH

**Proposal:** Change of use of the building to a detached bungalow

**Decision: NO OBJECTION**

**Application Number: P/HOU/2022/04277**

**Location:** 8 Tinkers Lane, Wareham BH20 4QR

**Proposal:** Single storey rear extension, convert garage to habitable accommodation, replace garage door with new front door. Install an Electric Vehicle charging point

**Decision: NO OBJECTION**

**Application Number: P/HOU/2022/05390**

**Location:** 104 Wessex Oval, Wareham BH20 4BS

**Proposal:** Rear ground floor extension, loft conversion within the existing roof space and a new rear dormer

**Decision:** **NO OBJECTION**

**Application Number: P/CLP/2022/05386 - FOR INFORMATION ONLY**

**Location:** 31 Church St, Wareham BH20 4NF

**Proposal:** Digging of trench to contain foundations of north wall to proposed extension as Householder Planning Permission P/HOU/2021/02599 & Listed Building Consent P/LBC/2021/02600

**Application Number: P/LBC/2022/05541**

**Location:** 5 Church St, Wareham BH20 4NE

**Proposal:** Internal alterations to knock-through the existing fireplaces in the lounge and dining room to install a new double-sided stove

**Decision:** **NO OBJECTION**

**Application Number: P/LBC/2022/04925**

**Location:** Grange Gallery 12 South Street Wareham BH20 4LT

**Proposal:** East Elevation - Repairs to roof, chimney, dormer window and all window and guttering. Non-illuminated swing sign. Repaint shop front and brickwork. Change of use to mixed use.  
North Elevation - Repaint brickwork, repair all windows, guttering/downpipes. Non-illuminated swing sign. Change of use mixed use.  
Internal ground floor - Remove and restore flagstone floor and remove blocked up hall doorway.  
Garage/Workshop - Change of use to shop

**Decision:** **NO OBJECTION**

**Application Number: P/FUL/2022/04924**

**Location:** Grange Gallery 12 South Street Wareham BH20 4LT

**Proposal:** East Elevation – Repairs to roof, chimney, dormer windows including all other windows and repaint, replace guttering. Repaint shop front and brickwork. Change of use of shop to mixed use of shop and creative workshops. North Elevation – Repaint brickwork, repair all windows and repaint, replace guttering/downpipes. Change of use of shop to mixed use of shop/workshop. Internal ground floor – Remove concrete and restore flagstone floor and remove blocked up hall doorway. Garage/Workshop – Change of use from garage and workshop to workshop

**Decision:** **NO OBJECTION** – Committee noted the difference in the change of use description between this application and the Listed Building application which they believe to be an error.

**Application Number: 6/2021/0342 – previous application in June 2022 was objected to by Wareham Town Council**

**Location:** Swineham Farm Bestwall Road Wareham BH20 4JD  
**Proposal:** Use of lake for recreational activities (outdoor swimming) and retrospective siting of shipping container to provide changing room facilities.

**Decision:** **Objection.** The Committee reiterates its previous objection from 25 August 2021 and 22 June 2022 and remains concerned at the intensification and commercialisation of the area which is counter to the planning designations afforded to the area. It is noted that the planning application form states that the application site is not within an area at risk of flooding when the environment agency flood risk map clearly shows it is.

### **345. Planning Decisions**

The Planning decisions report was noted.

### **346. Retrospective decisions from the agenda for 14 September 2022**

Members discussed two applications which had been decided by committee via email in light of the late Queen's passing preventing meetings from progressing.

**Application Number: P/FUL/2022/04563**

**Location:** Elmstead, Sandford Rd, Wareham BH20 4DH

**Proposal:** Change of use of the building to a detached bungalow

**Committee decision by email: No Objections**

**Savers Premises Licence application** - To discuss the application made by Savers, North St, for an Off-Licence for alcohol.

**Committee decision by email: No Objections**, but request to ensure selling of alcohol hours fell in line with other retail outlets. Response from licensing was the latest they will go to is 18:30 except during the dates of 14th November to 24th December where they will open till 20:00 Monday to Saturday.

It was **RESOLVED** to ratify and agree the decisions made by email in respect of the two applications.

### **347. Rights of Way survey**

Members considered the communication from Swanage Council in respect of their recent rights of way survey. Cllr Budd had printed copies of maps showing the rights of way and footpaths in Wareham, noting there were some not showing on the Dorset Explorer site. Members discussed the pros and cons to Wareham of carrying out such an exercise and the Clerk suggested she contact Swanage to see how much work and what evidence had been required to complete the exercise.

It was **RESOLVED** that the Clerk contact the Swanage Town Clerk to gather information as to how much work was involved and what evidence is required to register the rights of way that may be found.

**348. Any other items the Chairman deems urgent**

The Clerk provided the Committee with feedback from the Planning session by Dorset Council which she had attended at Wimborne the previous day. The most notable items were:

- The timetable for the Dorset Local Plan had moved to a likely adoption in 2026 following consultation in 2025.
- The timetable for the Purbeck Local Plan had moved to a likely adoption in 2024 following consultation in 2023.
- The Dorset Local Plan would supersede the Purbeck Local Plan once it had been adopted.
- Both plans were delayed due to a need for additional nutrient information in respect of nitrates and phosphates impacting the rivers flowing into Poole Harbour.
- There was a refresh of the Climate and Ecological Emergency Strategy being carried out.
- There were a number of recruitment issues within the planning teams at Dorset which were not helpful in dealing with the volume of work being seen in the departments.
- There was a new Local Heritage List on the Dorset Website from 1 October 2022 with some specific applications now required to provide sustainability statements.

Cllr Humphries read a communication received by Wareham District Development Trust from a resident in respect of a rough sleeper. The Chairman noted there was also a regular rough sleeper in the town centre.

The Clerk advised members of the “Streetlink” app which anyone may download to their mobile phones, and details of rough sleepers and their locations can be added. The details are immediately forwarded to the rough sleeper team in the locality that they have been identified in and a specialist support worker attends to work with them to find suitable accommodation and other forms of support. The Clerk would contact the gentleman who had identified the rough sleeper to get as many details as possible and will report both rough sleepers through the “Streetlink” app.

Cllr Dean noted the Car Parking Survey had received very little response from Councillors following his sending it out, which was very disappointing. The Chairman agreed it would be on the agenda for the next meeting.

Members discussed the parking issues in Cow Lane.

**349. Date of next meeting**

It was noted that the next meeting of the Planning and Transport Committee was scheduled to be held at **7.00pm on 26 October 2022.**

Chairman..... Date.....

	Location	Proposal	WTC Decision	DC Decision
P/FUL/2021/03967	28 Tarrant Drive	Development of existing house into two semi-detached houses	No objection	Awaiting sign off
P/FUL/2022/00333	Methodist Church, North St BH20 4AG	Extensions and alterations to convert former church into seven apartments	Minded to decision of the Proper Officer – Objection. The proposal went against Sections H9, H10, LDP1 and LDP3 of the adopted Wareham Neighbourhood Plan and 24, 27a, 130 of the local development plan. The application did not adhere to section 8 of the NPPF. Pre-planning advice was given before the Wareham Neighbourhood Plan had been adopted and this should now be referred to. There were also concerns about how the Listed arch will be protected.	Under officer consideration
P/FUL/2022/01319	Land to the rear of 12 West St BH20 4JX	Removal of existing shed and carport, construction of 2 bed dwelling with associated parking and garden	Objection - The site presently appears to serve at least 2 flats/units in 12 West St, which should have parking provision on site, if possible, as well as the parking related to the proposed new dwelling. The scheme does not take account of this. Vehicular access is very difficult as Mill Lane is very narrow and the entrance arch does not allow a normal sized car to conveniently access the site. The proposed scheme means that it is not possible to turn a vehicle within the site so as to leave the	Under officer consideration
P/LBC/2022/01509	Land to the rear of 12 West St BH20 4JX	Removal of existing shed and carport, construction of 2 bed dwelling with associated parking and garden	As above	Under officer consideration
P/OUT/2022/01345	1 Westminster Rd BH20 4SR	Demolish the existing industrial unit at 1 Westminster Road, and apply for change of use to residential	No objection	Under officer consideration



PLANNING DECISIONS

ITEM 7

	Location	Proposal	WTC Decision	DC Decision
P/LBC/2022/01499	22 West Street, Wareham, BH20 4JX	Replacement rear ground floor extension. Restoration of the roof (structure, tiling, leadwork), replacement of the rear roof dormer with two new dormers. General external renovations.	No objection	Application withdrawn
P/HOU/2022/01844	15 West Walls, Wareham BH20 4QH	Erect single storey rear extension	No objection	Granted
P/FUL/2022/01906	Former Gas Depot, North St, BH20 4AH	Change of use of no. 68 North Street to form a 1 x dwelling and erection of 8 x dwellings to rear served from existing vehicular means of access; associated car parking and landscaping; construction of brick wall enclosure to gas governor compound on North Street frontage	No objection, as in line with H7 of Wareham Neighbourhood Plan	Under officer consideration
6/2021/0150	95 North St, BH20 4AH	Change of use of no. 68 North Street to form a 1 x dwelling and erection of 8 x dwellings to rear served from existing vehicular means of access; associated car parking and landscaping; construction of brick wall enclosure to gas governor compound on North Street frontage	Subject to the planning application being in accordance with Policy H7 of the Wareham Neighbourhood Plan (WNP) and subject to planning conditions requiring compliance with good quality design criteria set out in Policy LDP 1 of the WNP and the submission of 1:20 scale drawing of windows (which should be white painted traditionally proportioned sliding sash windows, those at ground level being taller than those on first and second floors), window reveals, doors, door canopies, dormers, brick eaves courses, verges and brickwork details generally; the Town Council has no objection.	Under officer consideration

	Location	Proposal	WTC Decision	DC Decision
P/FUL/2022/03888	19-21 North St, Wareham BH20 4AJ	Change of use from offices to shop and six flats	OBJECTION – The application did not meet the Neighbourhood Plan policy H10 as it had a deficit of parking and the use of the ground floor as living accommodation does not meet the NPPF section 7(86) definition of a town centre which allows residential use.	Application withdrawn
P/ADV/2022/04770	The Italian Bakery, North St, Wareham BH20 4AD	Erect Illuminated signage to existing shop	OBJECTION – The planning application states the signs are externally illuminated whereas the drawing clearly indicates the box sign, and the raised letters of the fascia sign are internally illuminated. The signs are considered overly dominant and inappropriate in the conservation area and are contrary to the Purbeck District Design Guide SPD Paragraphs 144, 145 and 146, Policy TC1(d) and Policy TC5 of the Wareham Neighbourhood Plan and Policy D: Design of the Purbeck Local Plan Part 1.	Application withdrawn
P/HOU/2022/04786	9 Northport Drive, Wareham BH20 4DL	Single storey rear extension	No objection	Granted
P/FUL/2022/04563	Elmstead, Sandford Rd, Wareham BH20 4DH	Change of use of the building to a detached bungalow	No objection	Under officer consideration
P/HOU/2022/04277	8 Tinkers Lane, Wareham BH20 4QR	Single storey rear extension, convert garage to habitable accommodation, replace garage door with new front door. Install an Electric Vehicle charging point.	No objection	Under officer consideration
P/HOU/2022/05390	104 Wessex Oval, Wareham BH20 4BS	Rear ground floor extension, loft conversion within the existing roof space and a new rear dormer	No objection	Out to consultation
P/LBC/2022/05541	5 Church St, Wareham BH20 4NE	Internal alterations to knock-through the existing fireplaces in the lounge and dining room to install a new double-sided stove	No objection	Out to consultation

PLANNING DECISIONS

ITEM 7

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P/LBC/2022/04925	Grange Gallery 12 South Street Wareham BH20 4LT	East Elevation - Repairs to roof, chimney, dormer window and all window and guttering. Non-illuminated swing sign. Repaint shop front and brickwork. Change of use to mixed use. North Elevation - Repaint brickwork, repair all windows, guttering/downpipes. Non-illuminated swing sign. Change of use mixed use. Internal ground floor - Remove and restore flagstone floor and remove blocked up hall doorway. Garage/Workshop - Change of use to shop.	No objection	Out to consultation
P/FUL/2022/04924	as above		No objection	Out to consultation
6/2021/0342	Swineham Farm Bestwall Road Wareham BH20 4JD	Use of lake for recreational activities (outdoor swimming) and retrospective siting of shipping container to provide changing room facilities.	OBJECTION - The Committee reiterates its previous objection from 25 August 2021 and 22 June 2022 and remains concerned at the intensification and commercialisation of the area which is counter to the planning designations afforded to the area. It is noted that the planning application form states that the application site is not within an area at risk of flooding when the environment agency flood risk map clearly shows it is.	Out to consultation

Bev

Thank you for your email. The work we did on Rights of Way included two elements as follows:

1. Identifying the routes that are not officially rights of way to ensure that they were registered before the governments 2025 cut of date when they could be lost. These included some really key routes in the town centre and I think we identified about 18 (some more important than others!). Then earlier this year the government removed the 2025 date rather unexpectedly so we are no longer in danger of losing the rights to these routes in the same way. However it remains unclear what legal rights these routes have so the Council remains keen to establish these rights, but it is no longer such an urgent task. The view at the moment is to wait a few years until we have a bit of staff capacity, collect any further routes, and then approach DC to get these registered. We have just gone through a recruitment for additional staff for various reasons and this task will sit within one of these roles.
2. The second element was to undertake a survey of official routes in the parish. This is what we asked Ian Fleming to undertake and I think he surveyed about 95 routes. He was brilliant, very thorough and detailed and only charged his expenses which were fair. I would recommend him and will send an email to him with your details in. This work has led to the creation of a small number of volunteers who check the routes during the year. Its early days for us, but something we are hoping to build on. Ian used the survey that he had developed for his parish in Hampshire and previous work he did in Studland.

Does that provide the answers you need. If not please give me a call on 01929 766030.

Thanks

Keep safe

Culvin Milmer  
Visitor Services and Business Development Manager  
Swanage Town Council

Swanage Town Council, Swanage Information Centre,  
Shore Road, Swanage, Dorset BH19 1LB  
Tel: 01929 766030 Website: [www.swanage.gov.uk](http://www.swanage.gov.uk)

**From:** Admin <[Admin@wareham-tc.gov.uk](mailto:Admin@wareham-tc.gov.uk)>  
**Sent:** 10 October 2022 11:14  
**To:** Culvin Milmer <[c.milmer@swanage.gov.uk](mailto:c.milmer@swanage.gov.uk)>  
**Subject:** Rights of Way survey

Good morning

I have been asked by Nicola Gray, the Town Clerk of Wareham, to contact you regarding your recent Rights of Way Survey.

Wareham Town Council are looking to do the same – could you please tell me how you went about doing the survey, how much time it took and the most important bit, how did you evidence the rights of way to Dorset to get them registered? I see from the article in Swanage News that you commissioned Mr Ian Fleming to carry out your survey – would you recommend him? If so, would you be able to provide us with his contact details please or ask him to contact us?

Many thanks.

Kind regards

**Bev Churchill**  
**PA to the Mayor and Town Clerk**

From: [REDACTED]  
Sent: 12 October 2022 14:38  
To: Admin  
Cc: Nicola Gray  
Subject: Re: Rights of Way Survey

That's grand, Bev, thank you for the update ....incidentally, Culvin mentioned that you had a query about registering rights of way with DCC? This isn't an issue for existing RoW, which are all on the Definitive Map, but might apply if you have identified any additional paths that you consider should become rights of way. Swanage had a tranche of about 15 or so urban paths which are not currently RoW and the last I heard was that they are proposing to apply for their status as RoW to be confirmed

If you have such 'additional paths' I'd be happy to report upon them as part of an overall survey

Best wishes, Ian

From: Admin  
Sent: Wednesday, October 12, 2022 8:56 AM  
To: Ian Fleming  
Cc: Nicola Gray  
Subject: RE: Rights of Way Survey

Good morning Ian

Thank you for contacting me.

I will take your questions to the next meeting of our Planning and Transport Committee, which is scheduled for 26 October, and will get in touch with you after that. Many thanks.

Kind regards

Bev Churchill

From: Ian Fleming [REDACTED]  
Sent: 11 October 2022 20:02  
To: Admin <Admin@wareham-tc.gov.uk>  
Subject: Rights of Way Survey  
Importance: High

Good evening!

Culvin Milmer from Swanage Town Council has told me that are interested in a rights of way survey being undertaken for Wareham Town Council Civil Parish. I would certainly be interested in doing this work, having already conducted surveys for both Studland and Swanage

However, I would be grateful for some background...is the proposed survey simply for Wareham or would Wareham St Martins be included? Was a previous survey undertaken in the

past? (the Swanage survey was essentially a revision of that undertaken in 1950) Do you hold a definitive statement /map of all rights of way in the Civil Parish or would I need to extract the details from the DCC online map?

I worked for both Swanage and Studland on a purely voluntary basis, although necessary travel expenses were reimbursed in both cases

My relevant background is as a walk leader for the past 10 years for the Alton Walking Festival (one of the biggest and longest in the country), a longstanding walk leader for Walking for Health, running my own monthly walking group (supported by Alton Town Council), a trainer of walk leaders on behalf of ATC and currently the Chair of Walk Alton (see website below)

<http://www.walkalton.org.uk/>

I look forward to hearing from you!

Best wishes, Ian

Ian Fleming



10th October 2022

Dear Sir/Madam,

I live in St Martins Lane and I have sent out a round robin letter to all my neighbours on the lane to sign and return with regards to concerns we all share with traffic using the lane as a cut through at alarming speeds.

I will, once I have the relevant information from yourself handover all the signed letters with the residents support.

I would like for Wareham Town Council to come on board this safety concern and take it with me to Dorset County Council and Jason Green whom is the road safety officer for Dorset Police.

Please could you inform me which Councillor holds the brief for transport matters and whom at DCC I contact, their name and contact details.

It would be helpful if we could have an on-site meeting to discuss our suggestions for road calming, as speed humps may not necessary be the answer, possibly 2 bollards on Mount Pleasant pass the flats car parking turning (still allowing pedestrian access) and a one way up St Martins Lane towards East walls.

We need to put something in place before there is a serious and avoidable accident. As they say fore warned is fore armed.

Yours faithfully